



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW

DATE: November 24, 2003

APPROVED:

DATE:

**RE-EVALUATION OF THE PROPERTY LOCATED AT 755 SOUTH TENTH STREET
PROPOSED FOR ADDITION TO THE HISTORIC RESOURCES INVENTORY**

BACKGROUND

The Historic Landmarks Commission considered the addition of qualifying East Downtown Frame Survey Historic Properties identified in Geographic area No. 2 and No. 3 to the City of San Jose Historic Resources Inventory at the October 1, 2003 meeting. At that meeting, Commissioner Youmans requested that Planning Staff re-evaluate the integrity of the property located at 755 South Tenth Street, prior to making a decision about its qualification for addition to the Historic Resources Inventory. The Commission then voted (5-0-2, Janke and Paim absent) to add the Qualifying East Downtown Frame Survey Historic Properties identified in Geographic area No. 2 and No. 3 to the City of San Jose Historic Resources Inventory, with the exception of the 755 South Tenth Street property.

Planning Staff researched permit activity on this site and found that a Site Development Permit (H02-038) is currently on file to convert the single-family residence to a duplex by adding a two-story duplex unit onto the back of the house.

ANALYSIS

As indicated in the attached DPR form at the time of the survey the c. 1916 single-family residence received a rating of 37.29 under the City's Historic Evaluation Criteria and qualified as a Structure of Merit on the Inventory. The DPR form states, "The house is sheathed in a patterned clapboard horizontal wood siding at the first story. At the gable there is horizontal board and batten type siding. The house has classic elements of a Craftsman bungalow."

At the request of the Commission, Planning Staff visited the site to verify the integrity of the structure. The front porch had been enclosed with contemporary windows and siding. This work was apparently done after the survey was completed and before the proposed HLC Hearing for addition to the Inventory. The removal of the character-defining features has severely reduced the integrity of the structure.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission uphold the October 1, 2003 decision to not add the *previously* qualifying historic property, located at 755 South Tenth Street and identified in the East Downtown Frame Survey, to the City of San Jose Historic Resources Inventory.

Courtney Damkroger
Historic Preservation Officer

Attachments: Geographic Area No. 3 Property List and Map
DPR form